

## OPEN SPACE AND RECREATION

### BACKGROUND

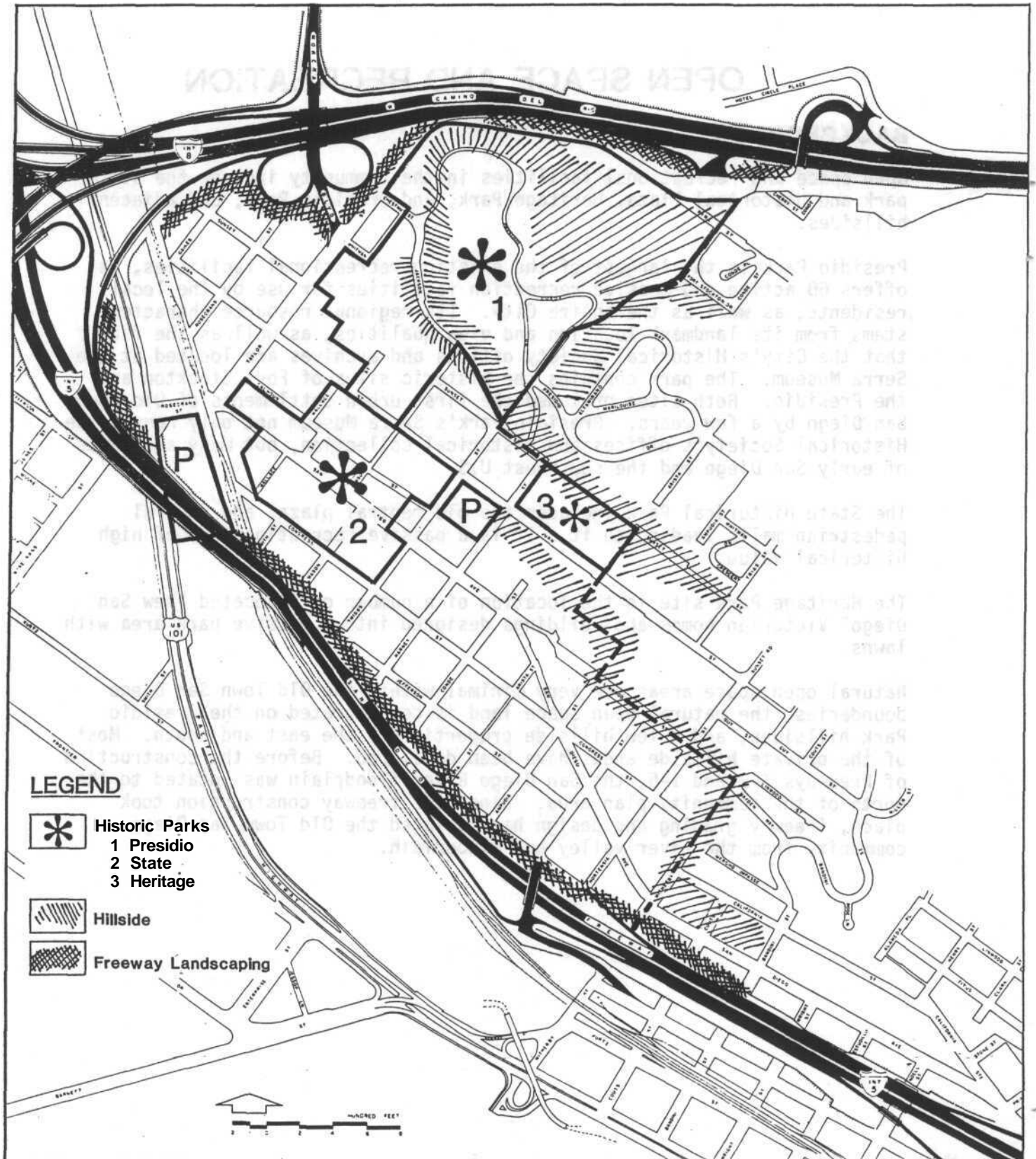
Open space and recreational facilities in the community include the state park and **Historical Plaza**, Heritage Park, and Presidio Park, and adjacent **hillsides**.

Presidio Park is the largest of the existing **recreational** facilities, it offers **60 active** and passive recreation facilities for use by the **local** residents, as **well** as the entire City. Its regional resource character stems from its landmark location and view qualities, as well as the fact that the **City's Historical** Society offices and archives are located at the Serra Museum. The park contains the historic sites of Fort Stockton and the Presidio. Both sites preceded the first urban settlements of Old Town San Diego by a few years. Presidio Park's Serra Museum not only houses the Historical Society's offices and historical **collection**, but many artifacts of early San Diego and the southwest U.S.

The State **Historical** Park includes the old central plaza, and several pedestrian malls leading to it. It is a passive recreation area of high historical value.

The Heritage Park site is the **location** of a number of **relocated** "New San Diego" Victorian homes and **buildings** designed into a passive park area with **lawns**.

Natural open space areas are very minimal within the **Old Town San Diego** boundaries, the natural open space **land** is concentrated on the Presidio Park **hillsides**, and a few **hillside** properties to the east and south. Most of the private hillside areas have been developed. Before the construction of Freeways **I-8** and **I-5**, the San Diego River **floodplain** was located to the north of the community plan area. Since the freeway construction took place, freeway grading and design has isolated the Old Town San Diego community from the river **valley** and **floodplain**.



## EXISTING OPEN SPACE

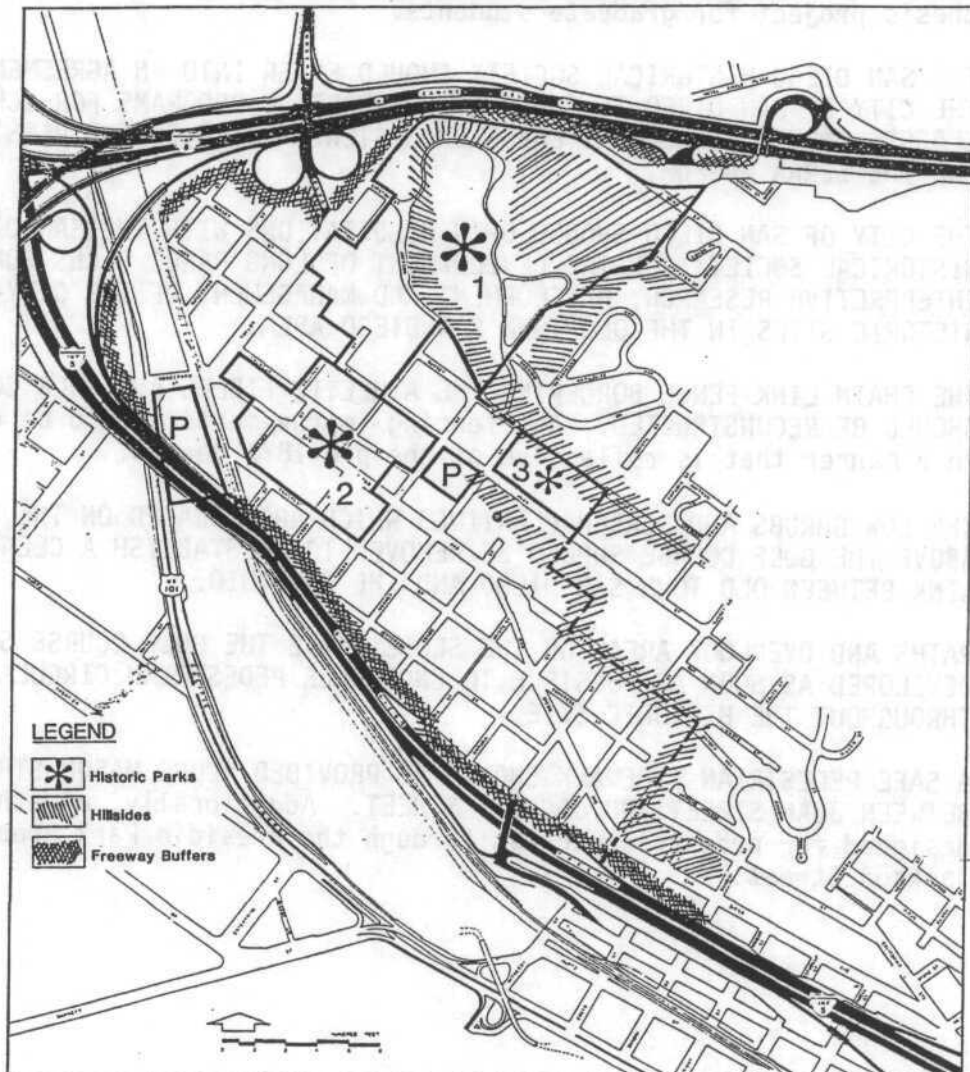
## RECOMMENDATIONS

### NATURAL OPEN SPACE:

1. HILLSIDES SHOULD BE PRESERVED AND TREATED SENSITIVELY THROUGH THE ESTABLISHMENT OF SPECIAL DESIGN GUIDELINES AND BY ORDINANCE.

The few bluffs and hillsides remaining along Juan and Linwood Streets should be preserved. All development sited on these parcels should be designed in a manner that enhances and follows the natural topography and does not obliterate it.

2. THE HILLSIDES WITHIN PRESIDIO PARK SHOULD ALSO BE PRESERVED IN THEIR NATURAL FORM.
3. DEVELOPMENT INTENSITY ON HILLSIDE PROPERTIES SHOULD BE LOW AND CONSISTENT WITH THE PRESERVATION GOALS OF LAND FORM.



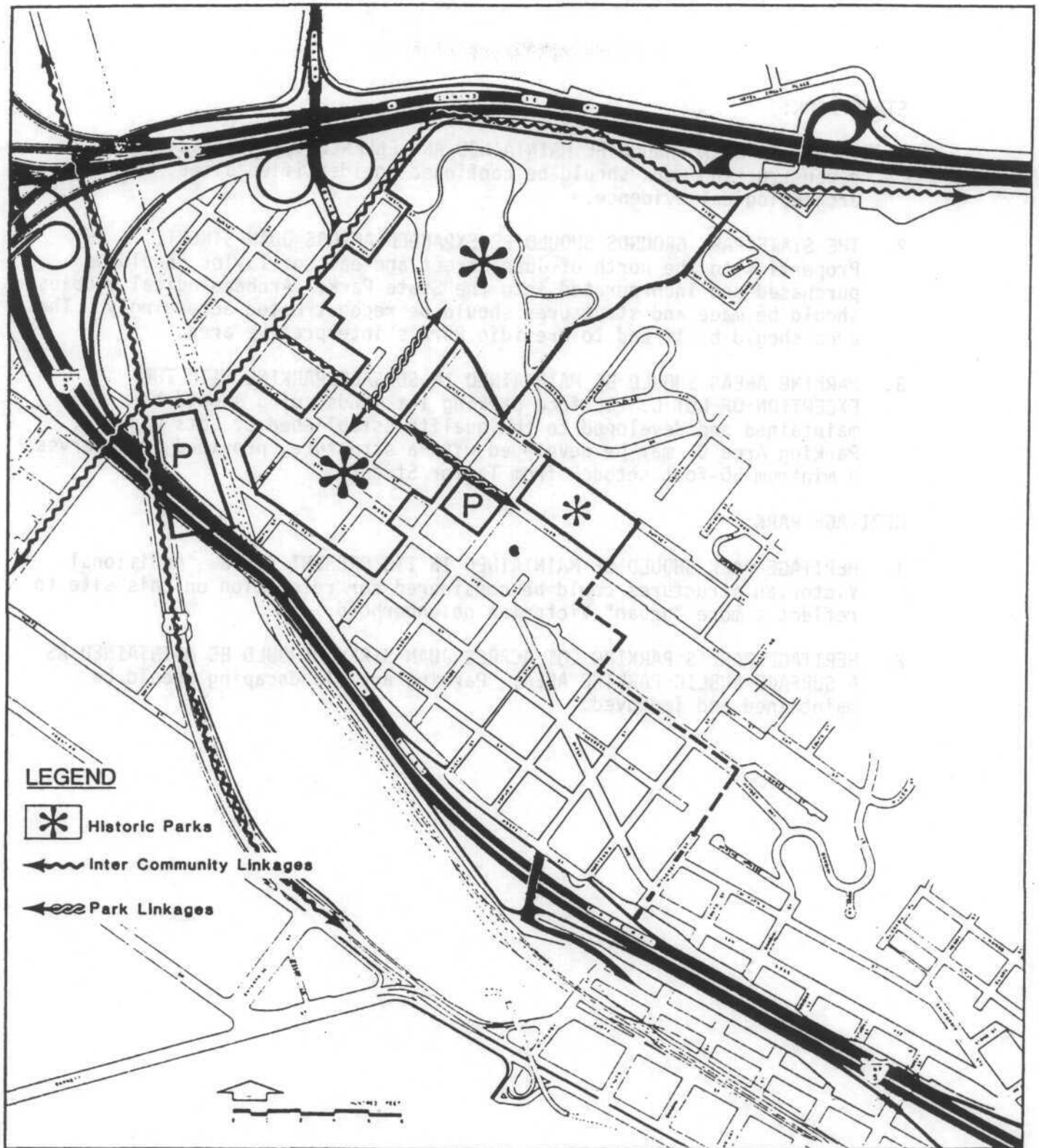
NATURAL OPEN SPACE CONCEPT

PRESIDIO PARK:

1. RETAIN AND ENHANCE THE HISTORICAL VALUE OF PRESIDIO PARK.

The City park areas located between Presidio Park and the Old Town San Diego State Historic Park are of great historical significance, being an integral part of the site of the first permanent settlement by Europeans in the present State of California. Historic archaeological sites are known to be located in this park area, these include approximately 20 former structures according to the Brandes report prepared for the 1968 community plan. Other historic uses and activities connected with these public park areas include passageways or traffic routes between the Presidio and Old Town San Diego, work areas for the manufacture of lime and adobe bricks, temporary living areas occupied by Native Americans, livestock corrals, or other agricultural uses. The exact nature and extent of these varied uses needs to be researched and studied further; this would be an excellent thesis project for graduate students.

2. THE SAN DIEGO HISTORICAL SOCIETY SHOULD ENTER INTO AN AGREEMENT WITH THE CITY OF SAN DIEGO TO CONDUCT INTERPRETIVE PROGRAMS FOR SCHOOL CLASSES AND THE PUBLIC AT LARGE ON HISTORIC SITES IN THE PRESIDIO AREA AND THE SERRA MUSEUM.
3. THE CITY OF SAN DIEGO SHOULD OPEN NEGOTIATIONS WITH THE SAN DIEGO HISTORICAL SOCIETY FOR THE DEVELOPMENT OF LONG RANGE PLANS FOR THE INTERPRETIVE RESEARCH, DEVELOPMENT AND MANAGEMENT OF THE CITY-OWNED HISTORIC SITES IN THE OLD TOWN SAN DIEGO AREA.
4. THE CHAIN LINK FENCE BORDERING THE ATHLETIC FIELDS AND GOLF COURSE SHOULD BE RECONSTRUCTED. Any fencing improvements should be designed in a manner that is reflective of the pre-1871 design.
5. THE LOW SHRUBS AND SCREEN PLANTINGS WHICH ARE LOCATED ON THE SLOPE ABOVE THE GOLF COURSE SHOULD BE REMOVED TO REESTABLISH A CLEAR VISUAL LINK BETWEEN OLD TOWN SAN DIEGO AND THE PRESIDIO.
6. PATHS AND OVERLOOK AREAS ON THE SLOPE ABOVE THE GOLF COURSE SHOULD BE DEVELOPED AS SOON AS POSSIBLE TO ENCOURAGE PEDESTRIAN CIRCULATION THROUGHOUT THE HISTORIC SITE.
7. A SAFE PEDESTRIAN SIDEWALK SHOULD BE PROVIDED ALONG MASON STREET BETWEEN JUAN STREET AND JACKSON STREET. Additionally, a path should be designed for pedestrian access through the Presidio Park area to Jackson Street.



## HISTORIC PARK LINKAGES



STATE PARK:

1. THE STATE PARK SHOULD BE MAINTAINED AND ENHANCED. **Historical** reconstruction work **should** be continued on identified sites, based on archaeological **evidence**.
2. THE STATE PARK **GROUND**S SHOULD BE EXPANDED ACROSS JUAN STREET. Properties to the north of Juan Street and east of Taylor should be purchased and incorporated into the State Park. Archaeological studies should be made and structures should be reconstructed **accordingly**. The area should be **linked** to Presidio **Park's** interpretive area.
3. PARKING AREAS SHOULD BE MAINTAINED IN SURFACE PARKING WITH THE EXCEPTION OF LOT C. Surface parking lot landscaping should be maintained and developed to the **quality** established by Lots G and F. Parking Area C may be developed with a structure, provided it observes a minimum 50-foot setback from Taylor Street.

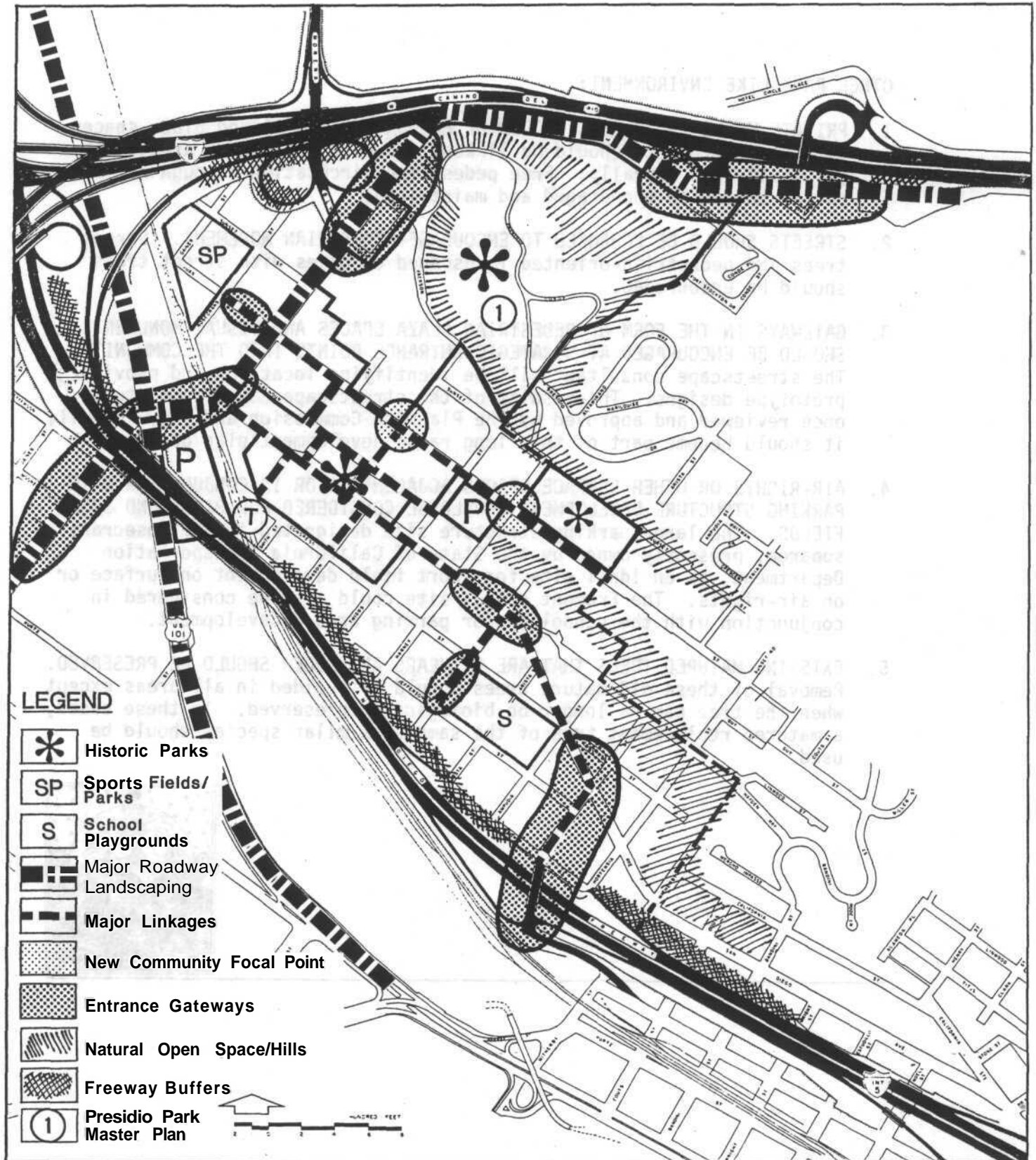
HERITAGE PARK:

1. HERITAGE PARK SHOULD BE MAINTAINED IN ITS PRESENT STATE. Additional Victorian structures could be considered for relocation on this site to **reflect** a more "urban" Victorian neighborhood.
2. HERITAGE **PARK'S** PARKING LOT ACROSS JUAN STREET SHOULD BE MAINTAINED AS A SURFACE PUBLIC PARKING AREA. Parking area **landscaping** should be **maintained** and improved.

OTHER PARK-LIKE ENVIRONMENT:

1. PRIVATE MALLS AND PLAZAS SHOULD BE ENCOURAGED. Mall and plaza spaces on private projects should be linked to public pedestrian areas both physically and visually. Free pedestrian circulation through malls and plazas should be encouraged and maintained.
2. STREETS SHOULD BE ENHANCED TO ENCOURAGE PEDESTRIAN MOVEMENT. Street trees and pedestrian-oriented landscaped canopies with street trees should be encouraged.
3. GATEWAYS IN THE FORM OF PEDESTRIAN PLAZA SPACES AND VISUAL MONUMENTS SHOULD BE ENCOURAGED AT STRATEGIC ENTRANCE POINTS INTO THE COMMUNITY. The streetscape consultant will be identifying locations and providing prototype designs. The results of the streetscape consultant study, once reviewed and approved by the Planning Commission and City Council, it should become part of this long range development plan document.
4. AIR-RIGHTS OR OTHER SURFACE SPACES ADJACENT TO OR IN CONJUNCTION WITH PARKING STRUCTURE DEVELOPMENT SHOULD BE CONSIDERED FOR PARKS AND SPORT FIELDS. The large parking structure site designated in the Rosecrans subarea, presently owned by the State of California Transportation Department, is an ideal site for sport field development on surface or on air-rights. The Fremont school site could also be considered in conjunction with the school and/or parking area redevelopment.
5. EXISTING MATURED TREES THAT ARE 50 YEARS AND OLDER SHOULD BE PRESERVED. Removal of these old mature trees should be avoided in all areas except when the tree can no longer be biologically preserved. In these cases, a matured replacement tree of the same or similar species should be used.





## OPEN SPACE LAND USE CONCEPT